

# RETAIL TO LET

**TSR**  
TOWLER SHAW ROBERTS

## VERSATILE TOWN CENTRE COMMERCIAL PREMISES



**8 Market Street**  
**Kingswinford**  
**West Midlands**  
**DY6 9JP**

- Approximately 2,258 sqft (209.8 sqm)
- Open plan ground floor sales / retail area
- Additional 1<sup>st</sup> floor offices & Basement storage
- Prominent location in the centre of Kingswinford
- **Rent: £22,500 per annum exclusive**

**Call 01902 421216**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

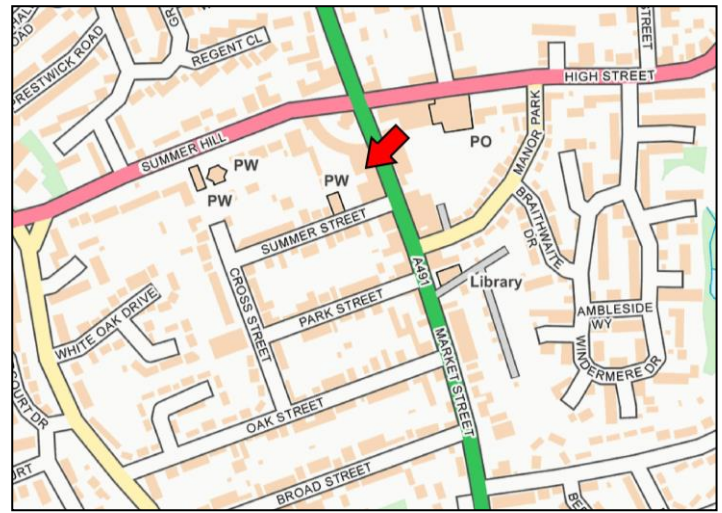
## Location

The property is located on Market Street in Kingswinford and is surrounded by various retail occupiers, professional service providers, and food outlets including Boots, HSBC, Greggs, and Superdrug.

The premises benefit from being situated on a very busy route through the centre of Kingswinford that sees high volumes of motorised and pedestrian traffic, whilst also boasting good local public transport links and in close proximity to numerous public car parks.

## Description

The premises offer a versatile open plan space on the ground floor approximately 1,188 sqft (110.4 sqm), which could easily be separated to meet specific needs. The property's first floor offers a large front room along with kitchen and Male & Female toilets, plus the basement which extends to approximately 648 sqft (60.2 sqm).



For Reference Only

Scale: Not to Scale

## Accommodation (Net Internal Area)

	Sqft	Sqm
Ground floor	1,188	110.4
First floor	422	39.2
Basement (storage)	648	60.2
<b>Total:</b>	<b><u>2,258</u></b>	<b><u>209.8</u></b>

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The premises are available To Let on a full repairing and insuring Lease basis for a term of years to be agreed.

## Rent

£22,500 per annum exclusive.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Bank and premises  
Rateable Value – £18,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Local Authority

The property is located within Dudley Borough Council.

## Energy Performance Rating: F – 127\*

\*Please note that the Landlord will carry out the necessary works to bring the property above the minimum standard of E-125 prior to any new lease commencing.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Local Authority

The property is located within Dudley Borough Council.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216

Also at  
TSR House  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at  
Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE

Consumer Protection From Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contact; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

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